

Council Questions
February 11, 2025 - City Council Meeting

ITEM 6.1 Legislative Program Priorities for 2025

1. Shouldn't the item regarding homelessness be under the category HOUSING not ECONOMIC DEVELOPMENT

Staff supports moving Federal Platform statement *B.1 – Congress - Support efforts to increase federal funding to prevent and reduce homelessness in Mountain View and throughout Santa Clara County, including support for HUD's Homeless Assistance Grant program and other federal programs to Federal Policy Area A. Expand Affordable and Work Force Housing.*

2. Do we have a policy or administrative instruction regarding how often we should go out to RFQ/RFP? How long will we retain the services of these legislative advocacy firms before we do another RFP?

The City does not have a written policy or administrative instruction on how often an RFP/Q is issued, however, staff is in the process of reviewing and updating the administrative instructions. For ongoing professional consultant services, the best practice is to engage these services for three years with an option to renew an agreement for services for an additional two, one-year terms for a total of five years before an RFP/Q is reissued as long as the consultant is meeting the City's expectations as well as costs.

Additionally, the re-issuance of an RFP/Q for consultant services depends on the industry of the work that is being performed. For example, for audit firms the City usually enters into a four-year agreement with two, one-year options, for a possible total of 6 years. This is because audit partners are required to be rotated every 6 years.

The City has engaged the services of its state legislative advocate for four years (beginning in 2021) and has entered into a one-year agreement for services that will expire in October 2025. For the federal legislative advocate, the City entered into a one-year agreement for services that will expire in June 2025.

ITEM 7.1 Housing Element (Program 1.1.g) Zoning and General Plan Consistency with Site Inventory

1. Regarding Caltrain development, Q2 of 2025 is not far away, are there any hints on what they are thinking? How and when will council get involved?

Caltrain adopted a Rail Corridor Use Policy and Transit Oriented Development (TOD) Policy that lays out Caltrain's policy goals and objectives for development. Key objectives and policies identified in the document include tools to increase ridership on the system and ensuring accessibility for all riders. Additionally, another aspect of future development is creating a revenue generator for Caltrain. It is unclear at this time what type of development may be considered, as an updated analysis of transit operation needs is necessary; however residential uses have been discussed in previous conversations.

Staff was unable to connect with Caltrain staff responsible for TOD prior to the Council meeting. However, based on prior conversations with Caltrain staff, City staff expects engagement on TOD plans for the Mountain View Transit Center no sooner than the second half of 2025. The City will continue to coordinate with Caltrain to determine the best opportunity for City engagement when the opportunity arises.

2. If the city is supporting small business, why are the business areas listed, wanting to change zoning and potential remove the small businesses.

Can any requirement be incorporated into the new zoning that guarantees a place for small business? Like a first right of refusal to come back?

The sites identified for rezoning were identified in the Housing Element process. The proposed rezoning and general plan amendments, as required in the Housing Element, consider:

- a) Requirements for commercial uses in new development where appropriate; and
- b) Ensuring existing commercial uses can remain and do not become nonconforming uses which allows the businesses to make improvements or expand operations while also allowing residential and mixed-use development with commercial spaces (where appropriate) per the Housing Element Program.

City Staff has not yet evaluated zoning strategies, such as a first right of refusal, that would allow small businesses to return after a site redevelops. Staff anticipates there may be important practical challenges with implementing such strategies. However, the Economic Vitality Strategy (EVS) includes actions items such as legacy business grants, leasing assistance, and business retention programs which could support small businesses displaced and/or wishing to return to the site after redevelopment. Funding to support these business support activities has not yet been identified.